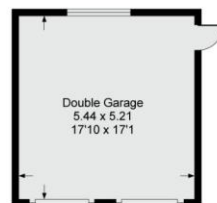
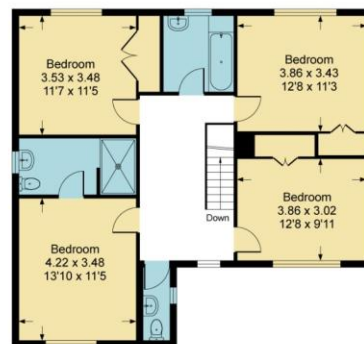


Foxcotte Road, SP10
Approximate Gross Internal Area = 177 sq m / 1906 sq ft
Approximate Garage Internal Area = 28.4 sq m / 306 sq ft
Approximate Total Internal Area = 205.4 sq m / 2212 sq ft

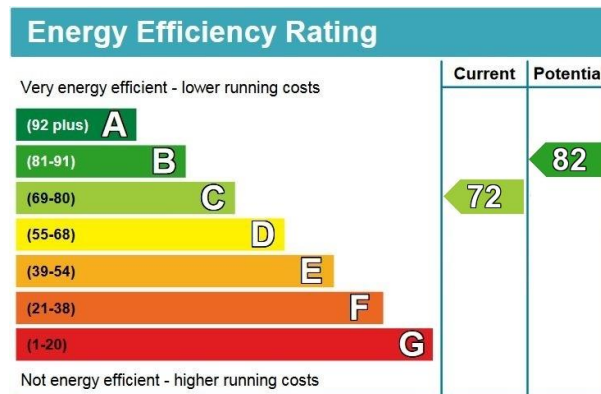


Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



**Leigh House, Foxcotte Road
Charlton**

Guide Price £699,000 Freehold

- Entrance Hall
- Study
- Master Bedroom Suite
- Bathroom
- Double Garage

- Living Room
- Kitchen/Dining/Family Room
- 3 Further Bedrooms
- Generous Parking
- Secluded Garden

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DESCRIPTION: Located in the heart of the village of Charlton, this substantial, detached, house has been completely upgraded by the current owners. The well presented and spacious accommodation comprises entrance hall, cloakroom, living room with patio doors to the garden and original open fireplace, a study and a superb kitchen/dining/family room. To the first floor there is a master bedroom with a contemporary ensuite wet room, three further bedrooms, a modern bathroom and separate cloakroom. To the front there is an enclosed garden, generous driveway parking leading to a detached double garage whilst to the rear there is a low maintenance garden and secluded garden with an outlook over trees.

LOCATION: The village of Charlton lies just to the north of Andover and benefits from convenience stores, a church and public house. Nearby Charlton Lakeside Leisure Park offers scenic walking, a children's play park, sports fields, crazy golf, pitch and putt and the weekly park run. Nearby Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

ACCOMMODATION: Canopy porch with front door into:

ENTRANCE HALL: Stairs to first floor with understairs cupboards, open access to the kitchen and doors to:

CLOAKROOM: Window to front. Vanity cupboard with wash hand basin and WC.

LIVING ROOM: Bay window to front and patio doors to rear garden. Oringinal open fireplace with granite hearth, wood burning stove and cupboards and shelving to both sides.

STUDY: Window to rear.

KITCHEN/DINING/FAMILY ROOM: Door to garden. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Integral dishwasher and washing machine and space for American style fridge/freezer. Open plan to dining/family area with window to front.

FIRST FLOOR LANDING: Galleried landing with window to front, loft access and doors to:

MASTER BEDROOM: Window to front and door to:

ENSUITE WET ROOM: Window to side. Fully tiled with shower enclosure and rainfall shower, vanity cupboard with wash hand basin, WC and heated towel rail.

BEDROOM 2: Window to rear and fitted wardrobe cupboard.

BEDROOM 3: Window to rear and fitted wardrobe cupboard.

BEDROOM 4: Window to front and fitted wardrobe cupboard.

BATHROOM: Window to rear. Panelled bath with rainfall shower over, vanity drawers with wash hand basin and heated towel rail.

SEPARATE WC: Window to side. Vanity cupboard with wash hand basin and WC.

OUTSIDE: To the front there is an enclosed area of lawn with a paved seating area and gated access to the rear garden. A driveway offers parking for up to seven cars and access to the **DETACHED DOUBLE GARAGE** with two automatic roller doors, power, light, a vaulted ceiling and a door to the rear garden.

REAR GARDEN: The secluded rear garden is paved on several levels with access to the front at both sides and an outlook to the rear over trees.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

